



Design Review Board Staff Report

TO: DESIGN REVIEW BOARD

FROM: LINDA M. EDWARDS, AICP, PLANNING MANAGER ^{LE}
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MEETING DATE: DECEMBER 11, 2014

SUBJECT: 2014 ACCOMPLISHMENTS

STRATEGIC INITIATIVE: Community Livability

THE YEAR OF 2014 IN REVIEW

The Design Review Board, consisting of 7 members and 1 alternate, has the responsibility to evaluate the design of proposed developments to ensure they are attractive, functional, safe and consistent with adopted guidelines and community goals. The expertise on the Board provides the community with decisions that address all aspects of proposed development.

In 2014 the Design Review Board reviewed, provided guidance on, and approved over 60 projects. Here is the breakdown of those projects:

Rivulon – a 250 acre mixed use employment center developing now in its first phase at Gilbert Road and the Santan Freeway

Hampton Inn near Banner MD Anderson Cancer Center at US60 and Baseline Road

EpiCenter at Agritopia adding a new residential urban lifestyle to the community with more dining options and 1-3 bedroom apartments

Top Golf on Ray Road - an entertainment and event venue with golf games and restaurants

Parc Lucero – the first phase is underway with 3 buildings offering 210,000 square feet of flexible warehouse/distribution space at Gilbert Road and the Santan 202

Residential – Nine subdivision plats were approved and 16 Standard Plan applications were approved. These approvals amount to over 1,700 new homes in Gilbert.

Schools – Five new schools were approved. Circulation for parents and students are the focus for these projects.

Churches – Five new churches were approved. Site planning for integration with the neighboring community is an important part of these reviews.

Commercial, Office and Retail – 24 projects were approved. Town projects such as a new Fire Station, unique recreation projects such as Trapeze U, and Congregate Care projects for our aging population require study of these applications to understand their function and to ensure their long term viability in Gilbert. Each of these projects has unique needs for access, outdoor use and building requirements that are carefully reviewed for safety and quality design.

The Design Review Board participates in the creation and amendments of the tools used to assist in analyzing proposed development. Changes to the Design Guidelines for Residential, Commercial and Industrial projects along with the regulations in the Land Development Code are reviewed with the Board to address changes in technology or community desires.

In addition to the list above that quantifies the Boards accomplishments, Staff would like to recognize the Board's efforts for the work done outside of the hearing process to assist with administrative project reviews and customers who need additional advice when processing their projects. Applicants can choose to submit construction drawings at risk during the study session reviews with the Design Review Board. This Board provides detailed direction at these study sessions to complement concurrent plan review of construction drawings.

Thank you, Design Review Board Members, for all you do!

Respectfully submitted,



Linda M. Edwards, AICP
Planning Manager